

From: <BethanyAngle@aol.com>
To: <HCD@portlandmaine.gov>
Date: 10/21/2013 11:57 AM
Subject: Re: Seaport Lofts

Yes, could you send me a foundation plan for Seaport Lofts, I am very concerned that the load for this structure built within 5 feet of 123 Newbury will severely impact the integrity of the historic building's foundation, it is a rubblestone foundation! If the depth of their foundation is less than the depth of that at 123 Newbury then the 1870's structure will also bear the weight of the new structure and if the depth is below that of 123 Newbury within 5 feet of the structure there is a great possibility that the rubblestone foundation will collapse. I am wondering if it would not be important for the Seaport Lofts to undertake an engineering survey of the property at 123 Newbury.

I am also concerned about the impact on the draft our the chimney at 123 Newbury. The new structure across the street blocks the South and SouthEastern wind, the new building (Seaport Lofts) will tower over 123 Newbury and block the Western and North Western wind. Therefore the exhaust from the oil boiler at 123 and the wood smoke from its livingroom fireplace will either go nowhere when coming from those two directions or will blow into the windows and onto the balconies of the Seaport Lofts when the wind comes from the South or SouthEast. Also the height of the Seaport Lofts within 5 feet of 123 Newbury will cause the chimney to malfunction.

It occurs to me that there is a code regarding this problem, if in reverse. If you want to put exhaust out of your building you have to be sure it is not placed in a location that puts exhaust into your windows, So it makes sense that if you are building a new structure you should be sure not to put balconies and windows in a place that will be exposed to exhaust and smoke?

Yours, Beth